



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **B-2**

December 23, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION
APPEALS BOARD
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations:

21034 East Cypress Street (A), Covina
21034 East Cypress Street (B), Covina
21034 East Cypress Street (C), Covina
9637 East Avenue Q-14, Littlerock
42628 Ranch Club Road, Lake Hughes
42816 Bluehills Drive, Lake Hughes
8633 East Avenue T, Littlerock
38850 Mesquite Road, Palmdale
38849 10th Street West, Palmdale

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board,

appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair, rebuilding, and/or demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

FISCAL IMPACT/FINANCING

No negative fiscal impact or increase in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 21034 East Cypress Street (A), Covina

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by January 14, 2005, and maintained closed thereafter. (c) That the structure(s) be repaired per noted defects or demolished by February 3, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to children, vandalized, and exists as a fire hazard and a threat to public safety and welfare.
3. The building is apparently abandoned and damaged by vandals.
4. Doors and windows are broken.
5. Electrical wiring in the building is unsafe due to exposed conductors.
6. Fixtures and receptacle outlets are damaged, unsafe, and require cover plates.
7. Electrical wiring in the summer porch area is noncomplying.
8. The dwelling lacks hot running water to the required plumbing fixtures.
9. The dwelling bath facility and kitchen sink are damaged and inoperable.
10. Gas and waste piping are uncapped.
11. The kitchen area is insanitary due to nonexistent trapping.

12. The bathroom area is insanitary due to missing water closet.
13. The premises contain abandoned or broken furniture, junk, weeds, debris, overgrown vegetation, and miscellaneous personal property.

Portions of the interior of the building were not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 21034 East Cypress Street (B), Covina

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Trash and junk scattered about the premises.

ADDRESS: 21034 East Cypress Street (C), Covina

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Broken or discarded furniture in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.

ADDRESS: 9637 East Avenue Q-14, Littlerock

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter. (b) That the structure(s) be rebuilt to Code or demolished by February 3, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, fire damaged, and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. The exterior walls are fire damaged and leaning.
4. Doors and windows are fire damaged.
5. The roof covering has been fire damaged.
6. The premises contain attractive nuisances dangerous to children, abandoned or broken equipment, furniture, junk, and weeds.

Portions of the interior of the building were not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 42628 Ranch Club Road, Lake Hughes

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by January 14, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by January 14, 2005.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 42816 Bluehills Drive, Lake Hughes

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by January 14, 2005.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Two cargo containers without required permits.

ADDRESS: 8633 East Avenue T, Littlerock

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter. (b) That the structure(s) be demolished by February 3, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. Portions of the exterior wall covering are deteriorating.
4. Doors and windows are broken.
5. The exterior stairway and landings are hazardous.
6. The floor and flooring in the building are insanitary.
7. The nonconforming garage is in a state of disrepair and hazardous and should be demolished.
8. Electrical wiring in the interior is unsafe due to vandalism.
9. The dwelling lacks hot and cold running water to the required plumbing fixtures.
10. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.
11. The yard is being used as an illegal storage area, i.e., garbage cans, packing boxes, equipment, junk, and tires.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 38850 Mesquite Road, Palmdale

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 6, 2005, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans and packing crates stored in front or side yards and visible from public streets.

ADDRESS: 38849 10th Street West, Palmdale

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 14, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by January 14, 2005.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Trailers, campers, and other mobile equipment are stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors
December 23, 2004
Page 11

At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

ICP:hq
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office
County Counsel